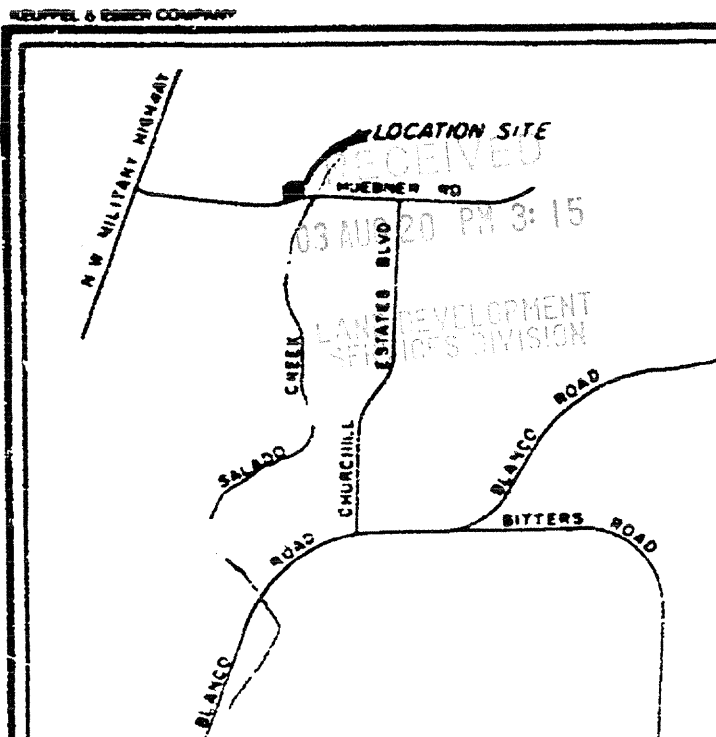


E23 FEB 12 AM 11:53

18/130



LOCATION MAP

**FERNANDEZ, FRAZER, WHITE,
& ASSOCIATES, INC.**
11824 RADIUM
SAN ANTONIO, TEXAS 78216

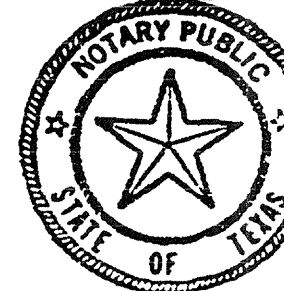
PLAT No. 870268

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23RD DAY OF APRIL
A.D. 1987

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

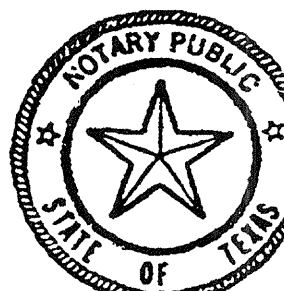
Susan Kramer
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SUSAN KRAMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23RD DAY OF APRIL
A.D. 1987



Blodis J. Lirio
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

A SUBDIVISION PLAT OF
**CHURCHILL ESTATES COMMERCIAL
SUBDIVISION UNIT 17-A**

BEING A 2.000 ACRE TRACT OUT OF THE 293.95 ACRE MITCHELL TRACT AND BEING OUT OF THE J SMITH SURVEY 367 1/4, ABSTRACT 730, COUNTY BLOCK 4982, BEXAR COUNTY, TEXAS.

THE City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging of burying wires, cables, conduits, pipelines of lines - formers, each with its necessary appurtenances, together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all lines or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

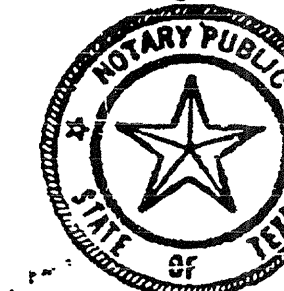
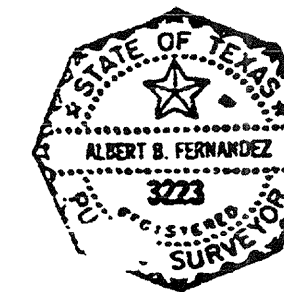
Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easements, due to grade changes or ground elevation alterations shall be charged to the persons deemed responsible for said grade changes or ground elevation alterations.

THE PLAT OF CHURCHILL ESTATES SUBDIVISION UNIT 17-A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 23RD DAY OF APRIL, A.D. 1987

BY [Signature] CHAIRMAN
BY [Signature] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23RD DAY OF APRIL
A.D. 1987

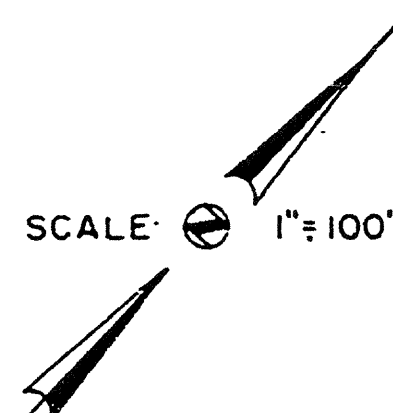
STATE OF TEXAS
COUNTY OF BEXAR

I, Robert D. Green COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 16 DAY OF FEB, 1988 AT 11:52 A.M. AND DULY RECORDED THE 16 DAY OF FEB, 1988 AT 9:11 A.M. IN THE RECORDS OF Deeds & Plat OF SAID COUNTY, IN BOOK VOLUME 9518 ON PAGE 130

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 16 DAY OF February, A.D. 1988

VOL. 9518

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Georgia Spear 130



SCALE 1"=100'

N.W. MILITARY HIGHWAY

THE OAKS SUBDIVISION
(VOL 9516, PG 141-142)

HUEBNER ROAD

CHURCHILL ESTATES BLVD.

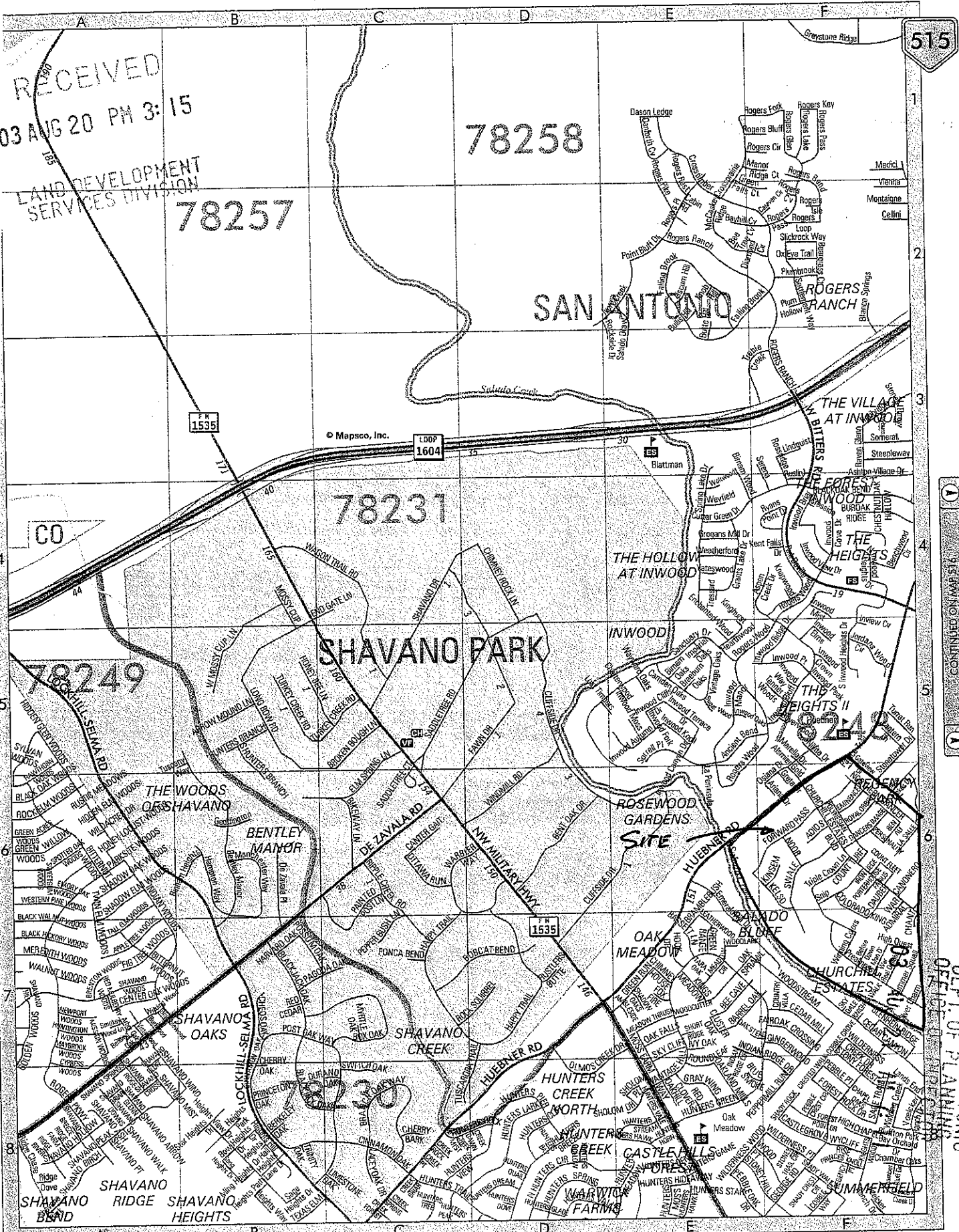
CURVE DATA					
LABEL	RADIUS	ANGLE	CHORD	CHD. BRG.	TANGENT
A	1255.00	11° 04' 10"	242.09	S 23° 36' 47" W	121.51
					ARC LEN. 242.46

LINE TABLE		
LABEL	BEARING	DISTANCE
1	N 46° 24' 56" E	30.00
2	N 47° 30' 04" W	24.50

VRP# 03-09-110

RECEIVED
03 AUG 20 PM 3:15

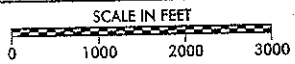
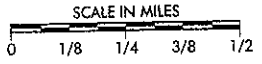
LAND DEVELOPMENT
SERVICES DIVISION



515

CONTINUED ON MAP 516

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF MAPS





City of San Antonio
New
Vested Rights Permit
Application

RECEIVED
03 AUG 20 PM 3

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # VRP 03-09-110
Assigned by city staff

Date: August 20, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent Ariel Texas Star, Inc. Phone: (210) 545-1122 Fax: (210) 545-9302
Address: 40 N.E. Loop 410, Suite #415, San Antonio, Texas Zip: 78216
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: Churchill Estates
2. Site location or address of Project: S.W. corner of Huebner Road & Churchill Estates
Blvd. (within Churchill Estates POADP No. 50)
3. Council District 8 ETJ Yes Over Edward's Aquifer Recharge ☒ yes ☐ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*
The purpose of this project is to plat and develop the 12.6 acre commercial tract of land located within Churchill Estates POADP No. 50. The specific number and type of commercial building(s) is yet to be determined by the developer.
5. What is the date the applicant claims rights vested for this Project? 01/13/86
6. What, if any, construction or related actions have taken place on the property since that date?
Nearly all the residential units and some of the commercial sites have been constructed. A remaining portion (said 12.6 acre commercial tract) remains undeveloped (see attached POADP).

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: N/A Date of Application _____
 Permit Number: _____ Date Issued: _____
 Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Churchill Estates # 50

Date accepted: 01/13/86 Expiration Date: 07/15/87 MDP Size: 464.0 acres

• **P.U.D. PLAN**

Name: N/A # _____

Date accepted: _____

• **Plat Application**

Plat Name: N/A Plat # _____ Acreage _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: Churchill Estates Commercial, Unit-17A Plat # 870268 Acreage: 2.00 Approval

Date: 12/23/87 Plat Recording Date: 02/16/88 Expiration Date: N/A Vol./Pg. 9518/130

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 40 21 AM 7:1



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 SEP 12 PM 1:44

Permit File: # 03-09-110

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:

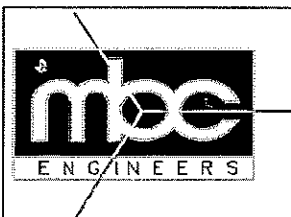
☒ **Approved**

☐ **Disapproved**

Reviewed By: [Signature]
Assistant City Attorney

Date: 9-11-03

Comments: As of 1/13/86 For the project as shown
on POADP #50 (B-3 uses) ONLY

**MACINA • BOSE • COPELAND AND ASSOCIATES, INC.**

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

jessevaldez@mbcengineers.com

RECEIVED

03 AUG 20 PM 3:15

To: COMPREHENSIVE PLANNING**Project No.** 1 7700**Date** August 20, 2003DBSC/ 2nd Floor

1901 S. ALAMO STREET

Re: CHURCHILL ESTATES VRP**Attn:** MICHAEL HERRERA

GENTLEMEN:

WE ARE SENDING YOU ☒ **Attached** ☐ Under separate cover via _____ the following items.☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
✓		2	VESTED RIGHTS PERMIT APPLICATIONS
✓		2	POADP Plans No. 50
✓		2	PLATS (I.D. # 870268)
✓		2	LOCATION MAPS

THESE ARE TRANSMITTED as checked below:

- ☒ **For your approval** ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ _____

REMARKS:

Michael,

The Developer would like to get a Vested Rights Permit for the Churchill Estates area. Attached are documents that will support the VRP request.

If you have any questions just call us, thanks.

COPY TO: _____

JESSE H. VALDEZ, JR.03 AUG 20 AM 7:11
OFFICE OF PLANNING
OFFICE OF DIRECTOR



MACINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

REMITTANCE ADVICE

30-76/1140

25048

PAY One hundred sixty & 00/100 DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	
8/30/03	City of San Antonio	17700- VRR fee	25048	\$ 160.00

VRR 03-09-110



JEFFERSON STATE BANK
P.O. BOX 5190 SAN ANTONIO, TEXAS 78201-0190
(210) 734-4311

[Signature]

⑈025048⑈ ⑆114000763⑆

⑈10077755⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY